

### **LEGEND**

| • |  |             |            |             |             |        |       |
|---|--|-------------|------------|-------------|-------------|--------|-------|
|   |  |             | PROPERTY   | BOUNDARY    |             |        |       |
|   |  | <del></del> | RIGHT OF V | WAY         |             |        |       |
|   | 334-   |             | EXISTING C | ONTOUR      |             |        |       |
|   |  | <del></del> | EXISTING P | UBLIC UTILL | TY EASEMEN  | T (PUE | :)    |
|   |  |             | EXISTING P | RIVATE DRA  | INAGE EASE  | MENT   |       |
|   |  |             | PROPOSED   | CURB AND    | GUTTER      |        |       |
|   | 200 A. Maria B. C. |             | PROPOSED   | SIDEWALK    |             |        |       |
|   | ST ST  | — ST —      | PROPOSED   | STORM PIP   | Ε           |        |       |
|   | 0  |             | PROPOSED   | JUNCTION !  | вох         |        |       |
|   |  |             | PROPOSED   | STORM INLI  | ETS         |        |       |
|   | W-8  |             | PROPOSED   | WATERLINE,  | SIZE NOTE   | )      |       |
|   | ¢ot.   |             | PROPOSED   | FIRE HYDRA  | ANT         |        |       |
|   | ø  |             | PROPOSED   | GATE VALV   | Ε           |        |       |
|   | S-8  |             | PROPOSED   | SANITARY :  | SEWER LINE, | SIZE ! | NOTED |
|   | 0  |             | PROPOSED   | SANITARY !  | MANHOLE     |        |       |
|   |  |             |            |             |             |        |       |

- . THE OWNER OF THE PROPERTY IS BRYAN TRADITIONS LP. THE SUBJECT PROPERTY IS TRADITIONS SUBDIVISION PHASE 29, BLOCK 1, LOT 1. PROPERTY IS ZONED PD-PLANNED DEVELOPMENT.
- 2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 10.76 ACRES (468,725 SF).
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0285E, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
- 4. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
- 5. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, LL562 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL. OR HIS DESIGNEE.
- 6. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
- THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- 10. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL—OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- . NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
- 13. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
- 14. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN
- 15. FIRE SPRINKLER SYSTEM POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
- 16. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
- 17. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATERLINE IMPROVEMENTS. THERE ARE NO PUBLIC WATERLINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
- 19. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
- 20. ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS. 21. ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
- 22. CROSS ACCESS TO THE LEGACY AT TRADITIONS APARTMENTS SHALL BE PER THE RECIPROCAL USE EASEMENT AND DECLARATION OF EASEMENTS,
- 23. THE GATE ENTRY KEYPAD SHALL HAVE A KNOX OVERRIDE SWITCH. ALL BUILDINGS SHALL HAVE A KNOX BOX AS SPECIFIED BY THE FIRE MARSHALL'S OFFICE. THE GATE SHALL HAVE A MANUAL DISCONNECT ACCESSIBLE BY THE FIRE DEPARTMENT.

### UTILITY DEMAND WATER DEMAND PER LEASE SPACE MAXIMUM (PEAK) 555 GPM DOMESTIC WATER METER SIZE AND 555 GPM

MODEL TO BE DETERMINED BY CITY

SANITARY SEWER DEMAND
PER LEASE SPACE
(© 90% OF WATER DEMAND) MAXIMUM (PEAK) 679 GPM

PARKING ANALYSIS REQUIRED PARKING: 4306 SF OF COMMUNITY BUILDING 1 SPACE PER 300 SF 15 SPACES REQUIRED 222 BEDROOMS 1 SPACE PER BEDROOM 246 SPACES REQUIRED

TOTAL REQUIRED: 237 SPACES 9' WIDTH, 20' LENGTH TYP. PROPOSED PARKING: 273 SPACES PARKING 6 SPACES HANDICAP PARKING 279 SPACES PROVIDED TOTAL

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE. 2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS—BUILT CONDITIONS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.

  DIG TESS:

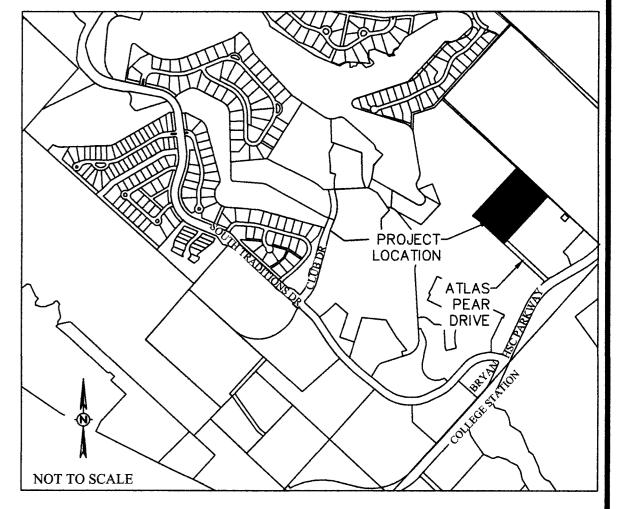
  (800) 344–8377

# SUDDEN LINK COMMUNICATIONS: (979) 595-2429 VERIZON: (979) 821-4770

- 4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
- 5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
- PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
- 8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
- 10. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
- 11. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE (IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.
- 12. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 13. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.

- 16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND
- 18. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS—BUILT CONDITIONS DURING CONSTRUCTION.
- 19. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
- 21. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
- 22. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- 23. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

## VICINITY MAP



## HAWTHORNE AT TRADITIONS

TOTAL AREA = 10.00 ACRES TRADITIONS SUBDIVISION PHASE 29 LOT 1, BLOCK 1

J.H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'

OWNER/DEVELOPER:

6517 MAPLE RIDGE

HOUSTON, TX 77801

TRADITIONS APARTMENTS PHASE II, LLC

OCTOBER 2015

SURVEYOR:

BRAD KERR, RPLS NO. 4502 KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195

**ENGINEER:** SCHULTZ ENGINEERING, LLC. PO BOX 11995 COLLEGE STATION, TX 77842

(979)764-3900

DATE

| Sc       | Colleg   | <b>gineerir</b> .ongmire, Suite A e Station, Texas 7784 64.3900 |          |         |              |
|----------|----------|---|----------|---------|--------------|
| SURVEYED | DESIGNED | DRAWN   | APPROVED | JOB NO. | DATE         |
| KERR     | DLD      | DLD   | JPS      | 15-402  | OCTOBER 2015 |

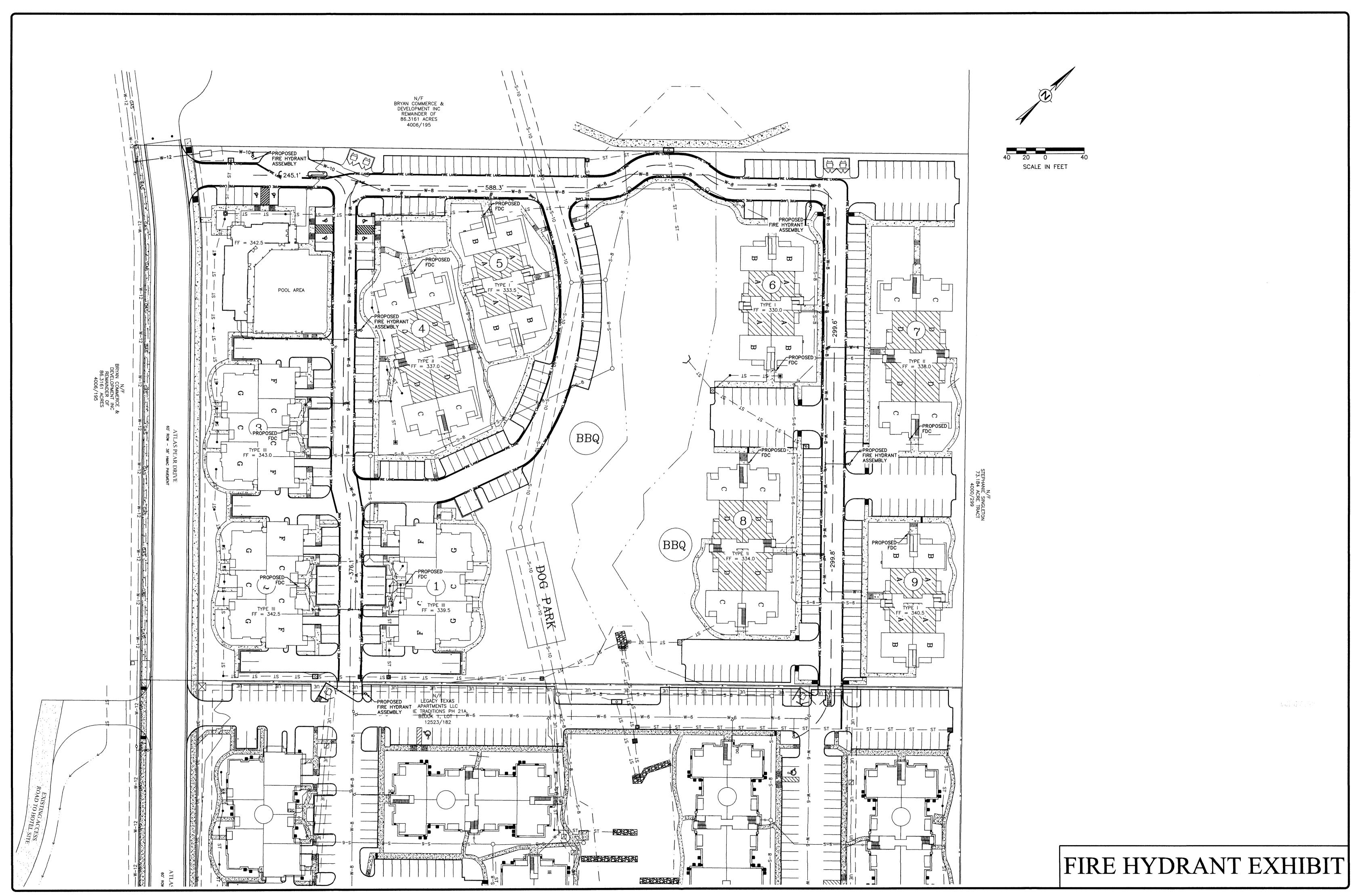
LICENSE NO. 109835, ON OCTOBER 6, 2015. IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

TRADITIONS PHASE 29 LOT 1 BLOCK 1 - BRYAN, TX

SITE PLAN

| SCALE       |          |  |
|-------------|----------|--|
| VERTICAL    | N/A      |  |
| HORIZONTAL  | 1"=40'   |  |
| PLOTTING SC | ALE: 1:1 |  |
| FILE NAME:  | 15-402   |  |

SHEET



caditions Apartments - Phase 2\EXHIBITS\FH EXHIBIT.dwg